



# 1864 HIGH GROVE | NAPERVILLE, IL

**FOR LEASE**

Professionally Owned and Managed By:



## AVAILABLE

### UNITS 122 & 124

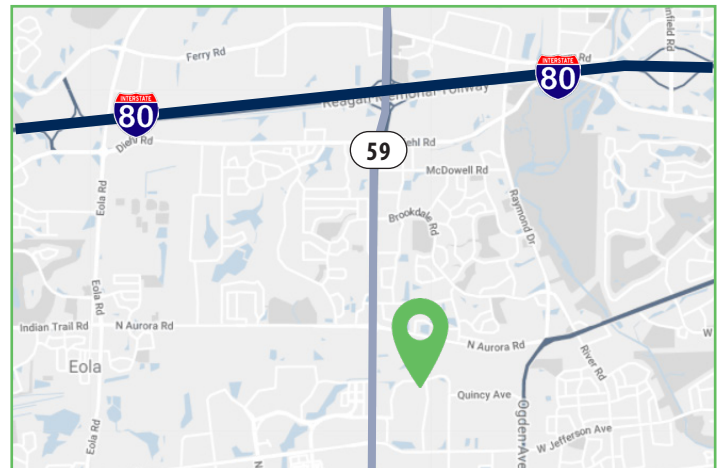
Unit 122:	± 5,985 Sq. Ft.
Unit 124:	± 13,075 Sq. Ft.
<b>Total Available:</b>	<b>± 19,060 Sq. Ft.</b>
Lease Rate:	\$12.00 PSF Net
OPEX:	\$3.11 PSF
Taxes:	\$1.94 PSF

### UNITS 100, 140, & 144

Unit 100:	± 6,370 Sq. Ft.
Unit 140:	± 3,160 Sq. Ft.
Unit 144:	± 3,300 Sq. Ft.
<b>Total Available:</b>	<b>± 12,830 Sq. Ft.</b>
Lease Rate:	\$12.00 PSF Net
OPEX:	\$3.11 PSF
Taxes:	\$1.94 PSF

## BUILDING DETAILS

Total Building:	51,540 Sq. Ft.
Ceiling Height:	18' Pre-Cast
Power:	200-400A/120-180V; 3-Phase
Loading:	4 Exterior Docks 2 Drive-In Doors
Construction:	Pre-Cast
Sprinklered:	Class III



**MATT GARLAND**  
312.339.9015  
mgarland@cawleychicago.com

**RAWLY LANTZ, SIOR**  
630.729.7944  
rlantz@cawleychicago.com

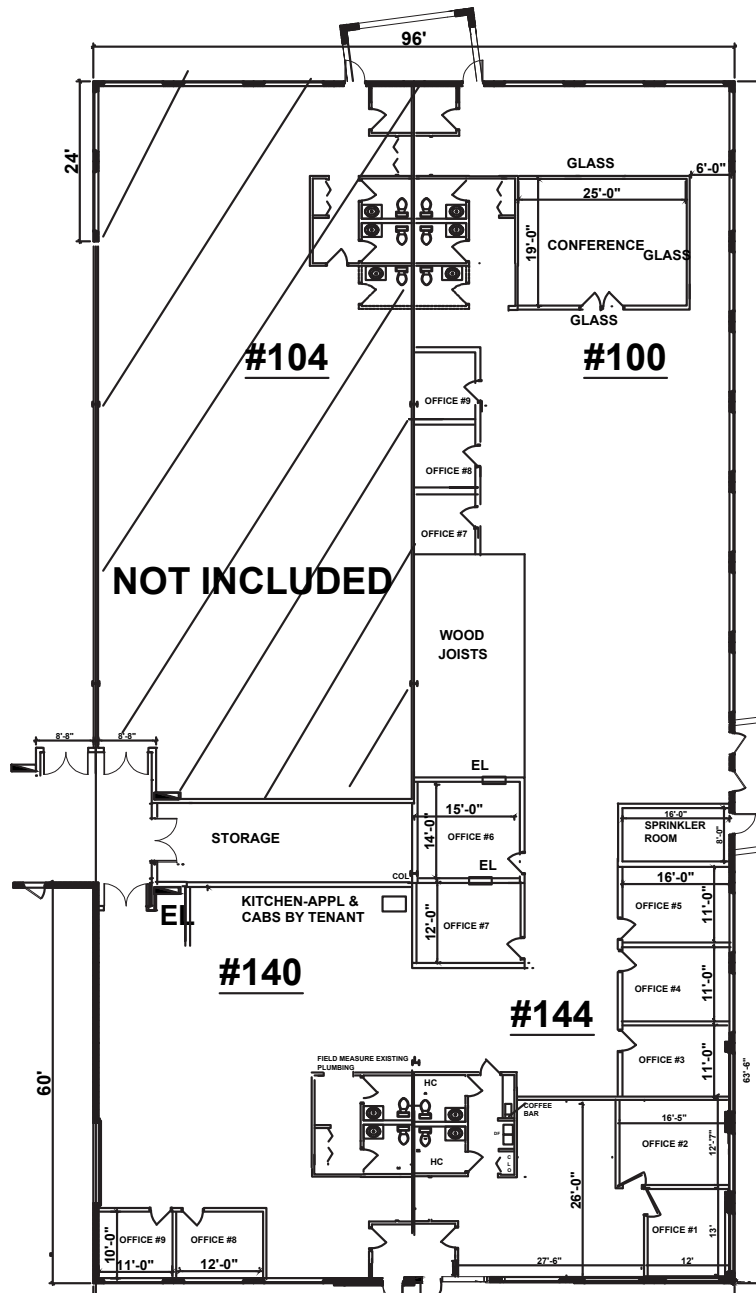






# 1864 HIGH GROVE | NAPERVILLE, IL

UNITS 100, 140, & 144  
± 12,830 SQ. FT.



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